

ONLINE E – AUCTION SALE OF ASSET**KOTAK MAHINDRA BANK LIMITED****REGISTERED OFFICE:** 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E),MUMBAI,MAHARASHTRA, PIN CODE-400051**BRANCH OFFICE:** : NO 22, 2ND FLOOR, KOTAK HOUSE, M G ROAD, BANGALORE-560001**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF **KOTAK MAHINDRA BANK LIMITED** SECURED CREDITOR ON **02.01.2023** PURSUANT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY BAJAJ HOUSING FINANCE LIMITED , WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR **REALIZATION OF BANK’S DUES.**

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY

POSTAL ADDRESS: - NO. 3/1, 3RD FLOOR, VINAYAKA RESIDENCY, 5TH CROSS, GANESHA BLOCK, DINNUR MAIN ROAD, MUNIVENKATAPPA GARDEN, SULTANPALYA, RT NAGAR, BANGALORE 560032.

MORE PARTICULARLY DESCRIBED AS: - A THREE BEDROOMS APARTMENT BEARING NO. 3G IN THE THIRD FLOOR OF THE BUILDING CONSTRUCTED KNOWN AS “VINAYAKA RESIDENCY” WITH A SUPER BUILD UP AREA OF 1005 SQ. FT., CERAMIC FLOORING, STEEL WINDOWS, WOODEN DOORS, ALONG WITH ONE COVERED CAR PARKING NO. 3G IN THE BASEMENT, WITH STAIRCASE AND COMMON TERRACE CONTAINED IN THE MULTISTORIED BUILDING CONSTRUCTED ON THE SCHEDULE “D1” PROPERTY, ALONGWITH AN UNDIVIDED SHARE OF 314 SQ. FT. COMPRISED IN THE SCHEDULE “D1” PROPERTY HEREINBELOW.

SCHEDULE-D1

ALL PIECE AND PARCEL OF PROPERTY BEARING NEW BMP 3/1 & 3/2, PID NO. 95-23-3/1 & 3/2, NOW AMALGAMATED AS CORPORATION NO 3/1, PID NO 95-23-3/1, MUNIVENKATAPPA GARDEN, SULTANPALYA, (KAVALBYRASANDRA) WARD NO 95 (FORMERLY SITE NOS. 35,36,37,38,39 AND 40, SITUATED AT MATADAHALLI VILLAGE, 5TH CROSS, GANESHA BLOCK, MUNIVENKATAPPA GARDEN, SULTANPALYA) BANGALORE, TOTAL MEASURING 10,880 SQUARE FEET, PRESENT PHYSICAL MEASURING IS 10851 SQUARE FEET.

BOUNDED AS ON

EAST - ROAD

WEST - DRAINAGE

NORTH - PRIVATE PROPERTY

SOUTH - PROPERTY BELONGS TO SRI RAMAIAH

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. BID INCREMENT
<ol style="list-style-type: none"> 1. M/S. KARAN AGENCIES (BORROWER) REPRESENTED BY ITS PROPRIETOR 2. MRS. JYOTHI SHROFF (CO-BORROWER & LEGAL HEIR OF LATE RAJESH SHROFF) W/O. LATE RAJESH SHROFF 3. MR. KARAN SHROFF (LEGAL HEIR OF LATE RAJESH SHROFF) S/O. LATE RAJESH SHROFF 4. MR. AKSHAN SHROFF (LEGAL HEIR OF LATERAJESH SHROFF) S/O. LATE RAJESH SHROFF 	<ol style="list-style-type: none"> 1) E-AUCTION DATE :- 10.03.2023 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES 2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS :- 09.03.2023 UP TO 6:00 P.M. (IST.) 3.) DATE OF INSPECTION: 03.03.2023 BETWEEN 11:00 AM TO 4:00 PM (IST) 	<p>RESERVE PRICE: RS. 33,13,000/- (RUPEES THIRTY THREE LAKH THIRTEEN THOUSAND ONLY)</p> <p>EMD: RS. 3,31,300/- (RUPEES THREE LAKH THIRTY ONE THOUSAND THREE HUNDRED ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN</p>

<p>NOTICEE NO. 1 TO 3 ALSO AT: NO. 3/1, 3RD FLOOR, VINAYAKA RESIDENCY, 5TH CROSS, GANESHA BLOCK, DINNUR MAIN ROAD MUNIVENKATAPPA GARDEN, SULTANPALYA, RT NAGAR, BANGALORE 560032</p> <p>NOTICEE NO. 2 ALSO AT: “UNACADEMY” A BLOCK, 3RD FLOOR, MARUTHI INFOTECH CENTER, 100 FEET RD, EMBASSY GOLF LINKS BUSINESS PARK, DOMLUR, BENGALURU, KARNATAKA -560071</p> <p>LOAN NO. 404ZLFDZ904489</p> <p>AMOUNT OUTSTANDING :- RS. 42,73,432.61/-(RUPEES FORTY TWO LAKH SEVENTY THREE THOUSAND FOUR HUNDRED THIRTY TWO AND SIXTY ONE PAISE ONLY) AS OF 30-01-2023 ALONG WITH FUTURE INTEREST APPLICABLE FROM 31-01-2023 UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>		<p>THOUSAND ONLY) & IN SUCH MULTIPLES.</p>
--	--	---

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF “**KOTAK MAHINDRA BANK LIMITED**” PAYABLE AT BANGALORE OR NEFT/RTGS IN THE ACCOUNT OF “KOTAK MAHINDRA BANK LIMITED ACCOUNT NO 06410157020021 AND IFSC CODE- KKBK0000958 , BRANCH NARIMAN POINT MUMBAI , BRANCH CODE 0641.

THE BORROWER’S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PRIVATE TREATY.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. VIJAY SUNDRIYAL (+91 9517532720), MR. VASANTHA KUMAR H P (+91 9964722505) , MR. NAGARAJ K (+91 8296621749), & MR. RAJENDER DAHIYA (+91 8448264515).**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: BANGALORE

DATE:.....

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**